

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
REGULAR MEETING
MAY 23, 2013

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Bussiculo, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Minkoff,
Mr. Siburn, Mr. Sullivan, Mr. Delia and Mrs. Granholm

Mr. Bernstein, Board Attorney

Roll Call:

Applications for Review:

App. #10-13: Firestone, 292 Springfield Avenue, Block 801, Lot 27 (HB-2 Zone)

Addition of lean-to roof attached to the rear of the existing building. Relief is needed from: Section 6.1.1B, "Schedule of General Regulations" because the roof addition does not conform to the principal rear-yard setback requirements and Section 10.6.3D.4 which sets forth buffering requirements.

App. #11-13: Edward Delia, 294 Garfield Street, Block 209, Lot 7 (R-10 Zone)

Relief is needed from Section 6.1.1B and Section 11.1.7A for expansion of existing driveway which resulted in "Other Coverage" being exceeded and also for being less than the required 5 feet from the lot line. Nonconforming conditions are lot width, principal side-yard setback, combined side-yard setback, and existing accessory structure (shed) less than the required five feet from the property side line.

App. #12-13: William J. Manning, Jr., 57 Hampton Drive, Block 3205, Lot 6 (R-20 Zone)

Proposed 400 sq. ft. increase in driveway width from the street to the house would result in exceeding the 10% "Other Coverage" limit. Nonconforming conditions are lot area, lot width and principal front-yard setback. Relief is needed from Section 6.1.1B., "Schedule of General Regulations."

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Adoption of Resolutions:

App. #4-13: Wayne & Linda Parisi, 63 Bristol Court, Block 1503, Lot 39 (R-15 Zone)

Proposed 6' high fence does not conform to the 5' height restriction. (The 6' height for the section of fence adjacent to NJ Transit Corporation property is permitted; however, the remaining sections of fence do not conform to Section 3.1.3 "Fences and Walls.") In addition, a proposed residential storage shed exceeds the 100 sq. ft. maximum allowed. Relief is needed from Section 6.3.1B.4 "Permitted Accessory Uses."

App. #7-13: Paul & Julianne Giammattei, 46 Mercier Place, Block 3003, Lot 1 (R-20 Zone)

Proposed sunroom (12' x 16') does not comply with the principal front-yard setback for Mercier Place, as this lot is a corner lot with additional frontage on Old Farm Road. (Required setback: 50'; existing: 30.4'; proposed: 40'.) The existing carport and shed will be removed and a new mudroom and garage will be constructed.

App. #8-13: Richard Ham, 28 Forest Avenue, Block 504, Lot 37 (R-15 Zone)

Expansion of a nonconforming single-family dwelling does not comply with front-yard setback requirements. In addition, building coverage and total lot coverage ratios are exceeded. The nonconforming conditions are lot area, lot width, principal front-yard setback, side-yard setbacks, building coverage and total lot coverage. Also, the existing driveway is 6" over the property line. Relief is needed from Sections 6.1.1B, "Schedule of General Regulations" and 8.1.1B, "Expanding a Nonconforming Single-family Dwelling."

Adoption of Minutes:

May 9, 2013

Adjournment:

Connie Valenti/Secretary